

MINUTES OF MEETING
JULINGTON CREEK PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Julington Creek Plantation Community Development District was held Tuesday, June 10, 2008 at 6:00 p.m. at the Community Development District Administrative Offices, 950 Davis Pond Boulevard, St. Johns, Florida.

Present and constituting a quorum were:

Susan S. Beaugrand	Chairperson
Kathleen P. Minnis	Vice Chairman
April Spears	Assistant Secretary
Brian Pincket	Assistant Secretary
Del Dosch	Supervisor

Also present were:

Jonathan Johnson	District Counsel
James Oliver	District Manager
Matt Maggiore	District Engineer
Mike Lucas	Basham Design Group
Stacie Hernandez	Julington Creek Plantation CDD
Laura Callahan	Julington Creek Plantation CDD
Shelly Timbol	Julington Creek Plantation CDD
Ashley McVeigh	Julington Creek Plantation CDD
Jerry Hill	Julington Creek Plantation CDD
Maria Gunther	Julington Creek Plantation CDD
Kim Harless	Julington Creek Plantation CDD
Morgan Ragland	Julington Creek Plantation CDD
Jennifer Ferguson	Julington Creek Plantation CDD

FIRST ORDER OF BUSINESS

Roll Call

Ms. Beaugrand called the meeting to order.

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment to Fill Unexpired Term of Office (11/2008)

Ms. Beaugrand stated the next item on the agenda is organizational matters. We have six people who have put their names in for the board to consider as an appointment to fill Al

Abbatiello's unexpired term. One of the people who put his name in is on the phone, he is on a family vacation that was planned before this came up. I have been thinking about the kinds of things that we would like to hear from the candidates and certainly welcome any other feedback from board members giving them a couple of minutes to answer a few questions from us considering what kind of budgetary experience they have had, how many meetings they have attended in the past year or two.

Ms. Minnis stated I thought we were going to get resumes.

Ms. Beaugrand stated resumes went out did you not get them?

Ms. Minnis responded I got one.

Ms. Beaugrand stated they were emailed to all of us. They are here and you can share what I have. Is there are any ideas from staff or the other supervisors? What we will do is give each of you who are here a couple of minutes basically to respond to how many meetings you have attended for this district in the last year, what kind of experience you have that you feel will be beneficial to the district especially in this year coming up which is a very critical year for us with the opening of the recreation center, budgetary experience and availability. If you don't mind I will let Mark go first since he is on his cell phone and driving with his family.

Mr. Openshaw stated since I moved to Julington Creek two years ago I have only been to one district meeting and it was about six months ago. I worked for Centex Homes for the past two years where I was the homeowners association manager and my experience is really Fleming Island Plantation and was on multiple association boards. I was not on a CDD board, although I have experience working with the property manager, Severn Trent which was involved in an association and the community development district. I managed the construction particularly toward the end of a new community building with an amenity center and that was turned over to the community development district from Centex Homes. I don't have a list of ideas or an agenda. I have not been involved to this point just that leaving Centex Homes I got away from what I was doing with associations and I feel like I can still contribute to Julington Creek with what I have learned there. I have a substantial background in construction under the association manager position where I was the designated representative for Centex Homes.

Ms. Beaugrand asked what about budgetary experience?

Mr. Openshaw responded I worked on two annual budgets for about 12 neighborhoods on community associations. It was not a CDD budget but it was a community association budget

and a master homeowner association also associated with Fleming Island Plantation where we had a full budget and at Cypress Trace, Cypress Crossing.

Ms. Beaugrand asked do the supervisors have any questions?

Mr. Pincket stated I just have a question about what other community involvement have you had since you moved into Julington Creek?

Mr. Openshaw responded I can't say that I have had any yet. I have four children, two in Julington Creek and two in Fruit Cove but otherwise no, I can't say I have any to this point.

Ms. Beaugrand stated you can stay on if you would like and listen to the other candidates or if you wish disconnect and we will give you a call later whichever you prefer.

Mr. Openshaw stated I will disconnect at some point.

Ms. Beaugrand stated we will give you a call back after the meeting and let you know. Thank you. The next one I have in no particular order is Del Dosch.

Mr. Dosch stated I have been a resident of Julington Creek Plantation since August 2001. My background is engineering construction and I am senior manager for an engineering construction company and probably in the last 10 to 15 years we have been involved in military housing which includes budget establishment, construction and start up. As far as Julington Creek Plantation Homeowners Association I have served as chairman of the grounds maintenance committee. I am also treasurer of the property owners association board of directors and I have been involved in the website genesis and development. My passion is serving this community and I have always had the objective to serve on the CDD board and I think one of my passions is to keep Julington Creek Plantation as one of the top ten communities in the State of Florida.

Mr. Pincket asked would you be required to or would you opt to resign your seat on the POA?

Mr. Dosch responded that is a good question. Those positions are voluntary, so I am not sure. If that is the choice of the CDD group, I would opt to resign from those positions.

Mr. Johnson stated there is no legal requirement that he couldn't serve on both boards.

Ms. Beaugrand asked how often have you attended meetings?

Mr. Dosch responded initially I was pretty active then I become sporadic due to my other duties as far as the community and I think we are all aware sometimes business conflicts with the

meeting schedule. Due to those kinds of conflicts and military housing and start ups and so forth lately I have been sporadic in my attendance.

Ms. Beaugrand asked how about availability?

Mr. Dosch responded I can probably set up my schedule most of the time for attendance in these.

Mr. Pincket asked how long have you lived in Julington Creek Plantation?

Mr. Dosch responded seven years.

Ms. Beaugrand stated thank you. Is Ann Kotas here? (No response.) How about Jules Edwards?

Mr. Edwards stated I mentioned I have letters of references including one from Phyllis Abbatiello of the Northwest St. Johns County Community Coalition. I also was on the JCP POA board as secretary and Del and Don worked with me and I worked with them to help get the website design. I am the current website master for the current association website and the previous one. I have attended probably three in the last year. I know two and I think three of the CDD meetings. In reference to attendance on the two year term with JCP I missed none and no one on the board can say that including the president. Also my community involvement is kind of in the background. I have helped other organizations like the Northwest St. Johns Coalition, the JCP POA I do a lot of work in the background so I'm not really out in front. My background is IT, I am currently in the disaster recovery senior consultant for Washington Mutual so my background is finance and insurance. Primarily right now I'm working in home loans because we are doing such a restructuring in that world. I was on the board of the JCP POA, our term ended and I didn't seek reelection. I am also a board member of the PBBI it is a non profit organization that brings public and private sectors together, it is a disaster recovery type of industry. I am a board member there and have worked on their budgets some participating in our budget as well as Del for the JCP POA. Also participated in the budgeting of the non profit and I have worked on many Duval County organizations like worked helping but not as a member of Grove House. I have been a resident of Julington Creek since 2003.

Ms. Beaugrand asked how about what you think you would bring to the CDD?

Mr. Edwards responded to be quite honest I am not going to be a quiet board director as you can ask anybody on the JCP POA board. If I feel something is not right I am going to voice my opinion, I'm going to do the work that needs to be done prior to the meeting so I have my

facts. I am very active in that position, I do take it very seriously. I just put it on my calendar as we all should so we know 30 days in advance where we are going to be. You put it on the calendar it is there. The only reason I would miss a meeting is if there was something that came up and there was nothing I could do about it.

Ms. Minnis stated you said you missed none of your POA meetings, but how many CDD meetings did you attend?

Mr. Edwards responded I know I have been to two in the past year but I think it is three.

Ms. Minnis stated thank you.

Ms. Beaugrand stated Del one thing I didn't ask you to give you the chance is what you think you will bring to the table at the CDD.

Mr. Dosch responded as I indicated before my engineering construction and I have taken courses in finance. I think I bring budget development, construction experience, startup experience and a wealth of volunteerism not only treasurer's position but grounds maintenance position and my passion is to serve Julington Creek Plantation.

Mr. Pincket stated Del I have a follow-up question for you. Give me an estimate of the number as a percentage or however you want to describe it the number of meetings you have missed or attended of the POA when you were on the board in the last two years.

Mr. Dosch responded the last two years at the POA I think I missed three or four meetings.

Mr. Pincket asked how often does that board meet, once a month?

Mr. Dosch responded once a month.

Ms. Beaugrand stated thanks.

Ms. Davis stated I live in Whispering Pines, my husband is a retired comptroller with a civil engineering firm. We retired here two years. The number of meetings I have attended of the CDD, I haven't kept track of them but I would say probably six because usually every other month I try to attend as well as the HOA because I am interested in what happens in our community. As far as budget experience I have limited budget experience on the numerous jobs I have had. I have been scholarship chairman for several years with the West Palm Beach chapter of the American Business Women's Association and of course we worked with budgets on that. At Harris Corporation I suggested an employee of the week for one beach outing a year and I was given a budget with that. Finding guest speakers and prizes and things like that. I

have been a limited amount with a huge budget but the most important budget that I had to deal with was my personal budget which allowed me to retire early. As far as business experience I have worked with a lot of different businesses over the years. Typically every four years I was changing jobs so I have done banking, CPA, architectural engineering firms on a couple of occasions, I worked 15 years with a national defense corporation and that position I was executive secretary over the purchasing department and after a few years I moved to engineering and then moved on the manufacturing. I have a wide range of knowledge on how businesses operate. As far as availability I am retired, I am always available. Community service here in the area, we have been here about 2 ½ years and I am really involved with the JCP senior group. I didn't volunteer for but somehow became the lead person with this group so they are always looking to me for ideas of things to do. I will comment that I just found out that the JCP Cares they have put out an email under their crises committee where we have a resident here that was injured on a bicycle last December and they were asking for gasoline cards so the senior group is the only one that came up with gasoline cards for that family. Hopefully, later on there will be other contributions. For over a year I have attended the Northwest St. Johns County Community Coalition. Their secretary has been missing, so last month I volunteered to act as their acting secretary because they were at the point the VP told me we really don't have notes and we don't even know what we have approved and what we haven't approved and I said I can at least take notes so I am now acting secretary and I am really happy to help Phyllis out with that.

Ms. Beaugrand asked what about what you think you contribute, what you bring to the CDD?

Ms. Davis responded what I contribute is organization as far as organizing and working with the CDD staff as far as the CDD board everywhere I worked I have always been involved with what is going on. I don't have a problem at all making suggestions or making approvals on what needs to be approved. I feel like I would be a good team member.

Ms. Beaugrand stated thanks Dorothy. We have Kelly Lorbeer next.

Ms. Lorbeer stated I have been a member of the community for eleven years and my participation in the CDD was in the beginning before the owners took it over and Kathy Minnis was there and I feel quite comfortable knowing she was in charge pretty much. From there I started working and have two children they are now 16 and 18 and I got involved with the community where it impacted our community as well as our schools. I was involved in the

elementary school, I had children at two different elementary schools, two different middle schools and two different high schools. It spread me pretty thin and I felt like it was a value to the community to have me in those positions because fund raising and bringing our schools up and offering them things that we couldn't afford was a value to this community as far as what we offer in selling our homes and maintaining the high standards that we have. My work experience I have a bachelor's degree in public relations and an MBA, I worked with Citigroup, I work in a collections environment, I work with agents and managers and senior managers working on focus groups we all look at how our vision changes and impact the cost of business all the way down to the people that are working for a living. These focus groups can be anywhere that we change score cards, we change incentive programs, might be opening a day care center which we recently did and those are some of the things I have been involved in. I have done fund raising in all the schools and my choice is limited being a working mother I now have a child going off to University of Florida and I will have more time to devote to the community. This is my next level of involvement. I have been involved in planning fund raising for the schools, as well as fund raising for American Cancer Society. I have been involved for Relay for Life and putting that together as well, fund raising again that has impacted our community. I have done fund raising for the Ben Griffin House and other charitable organizations and I have worked with students, also trying to get them to be involved in the community and make a difference. What I bring to this organization though I have not been active in these meetings Al Abbatiello is our representative who is stepping down, he is in our neighborhood and he has been very good at keeping us informed and open door so that he always knows how the community feels about decisions that the board is making. My interest and what I bring to this board is my skills at working with people and working in a big organization there is more than one individual, one constituency that you are working with and making decisions on behalf of. I do that in my job on a regular basis so I feel like that is what I can bring to this board and to the community, being able to view more than one constituency.

Ms. Beaugrand stated thanks Kelly. Did Anne Lotas come in by chance? No, did everyone get Ann's resume? She is a retired teacher has been in Julington Creek since 2003, on the Bartram Trail Newcomers Club, president, treasurer, also on the grounds committee for Julington Creek POA. Those are the things she has done locally.

Recommendations on how we do this?

Mr. Johnson stated the law simply requires a motion and second in favor of one person so an affirmative vote of the board on any one candidate is all at a minimum you need to do. You really have some wide latitude in terms of discussing this amongst yourselves, ultimately that is how you will fill this vacancy. We don't have to do anything more formal than that.

Ms. Beaugrand asked as far as board discussion and the candidates being inside or not inside is voluntary because it is a public hearing so it is up to them whether they are in here or not.

Mr. Johnson responded correct.

Ms. Beaugrand stated I will go ahead and open it up for discussion as to feedback from the board members as to whatever, any pluses. I think I would like to keep it on the positive side as to who might provide the greatest benefit to the board versus the negative. Although you have the right to say whatever you want.

Ms. Minnis stated the plus for Kelly is the eleven years and she does have the CDD background. The other thing is she is a River Oaks Plantation representative and I think they need to be considered to have their voice on this board. Everyone has positives.

Ms. Beaugrand stated it is wonderful that we have this great response.

Mr. Pincket stated I am also pleased with the people who are interested in coming on the board. I think we have a lot of great choices and a lot of great interest. The way I thought about this as I got the resumes, I guess my criteria would be primarily community involvement, not necessarily in the CDD. I believe a primary consideration in terms of community involvement is who in the past have shown and actually acted on the desire to get involved in the community. I think some people have more than others and those that have limited involvement I have been there, we all raise families, we have jobs and occupations that it is real challenging to get involved if you wanted to. Throughout my life there were different times I haven't done it. We have to choose one and based on my criteria I think Del kind of stands out to me in terms of the commitment he has made over time and to the CDD itself. That doesn't take anything away from anybody else who is interested I think there are some great people with some great contributions to the community. I would like to see those who are not chosen whoever they may be to attend the meetings become more active and I'm sure there will be opportunities down the road.

Ms. Beaugrand stated as the recreation center opens there will be opportunities. This is a hard one because there are three people who have been extremely active in the community, two who have been moderately and Dorothy has only been here a couple of years so she has certainly gotten her fingers in things pretty quickly. From that perspective it is very, very difficult to choose. I like Mark's experience on the construction side and the HOAs from a business standpoint but he has never attended or maybe one meeting he said. Kelly has been here for a long time and has been in a lot of stuff, but you haven't been here recently. A lot of things have changed and I remember the days when we were all here for the swim teams and stuff. Dorothy has been the most consistent in coming recently and she has also been involved with the stuff with the seniors group and with the district activities that we have. Del and Jules have been real involved in the POA. I know Kathy and I have been on this thing for so long but the things I look for having been on here with a whole lot of different people over the years going back to developer representatives are positive attitudes, looking for ways to make things work better, being constructive as to how we operate and move forward. Negativity doesn't get us anywhere. That is kind of how I look at it. Some of you have talked before the board before and we all remember that kind of stuff. This is hard.

Ms. Spears stated I think that it is great that there is so much interest in it. It is wonderful to have a choice. I like the idea of the folks that have some construction background and experience with different POAs and groups like that and I like the enthusiasm and the people that are involved in the community as well. It is a really hard choice. I think everyone brings something to the table but it is a matter of us coming up with one name out of many.

Ms. Beaugrand stated it would be nice to be able to do like we do with picking a contractor. Does anyone want to make a recommendation or do a motion as to who you would like?

Ms. Minnis stated if we are going to base it on attendance and knowing what is going on since we have had to meet twice in a month at times some of the stuff we have come up against on the construction I would go for attendance and I recommend Dorothy.

Ms. Beaugrand asked anyone else, we can narrow it down? Brian, I think you have already recommended Del.

Mr. Pincket stated I recommend Del. My only concern with Del is that he is so involved in the POA that I have some concern that if he didn't resign and were appointed here that would be a concern of mine.

Mr. Dosch stated I would certainly resign if I were selected to the serve on the CDD.

Mr. Edwards stated unless Del just thought of applying for this position we just had an election and he has two years of commitment already and he committed to run and was elected. To resign is going to cause issues with the JCP to fill that position. I knew my term and made that decision to not seek reelection so that I could do other things. I think Del would be split. His attendance wasn't perfect.

Ms. Beaugrand stated I didn't realize that was kind of the vein you were going.

Mr. Edwards stated if the board is going to ask you to resign from the JCP I think you need to make that consideration.

Ms. Beaugrand stated I don't feel comfortable with candidates talking negatively. I don't think it is appropriate.

Mr. Edwards stated I'm not trying to be negative I'm just saying you need to consider the facts if you are going to base it on certain things.

Ms. Beaugrand stated I understand that.

Ms. Behrmann asked do any of the candidates plan to run for the open seat? Maybe that might help you eliminate some. If someone were not selected tonight would one of them run for the board?

Ms. Beaugrand stated actually I think Brian is going to run. That doesn't mean that people can't run against them. They are open seats, it is an open election so anyone has a choice to pay and qualify for the seat in June. That is still an option regardless of who we choose tonight because we have two seats up for election.

Mr. Johnson stated you are not required to go through any kind of ranking like you do with contractors and if any one of you feel strongly enough about a candidate you simply make a motion and if the others agree there will be a second it will go to a vote and if the others don't there won't be a second and it will die and you can then perhaps take that person off the list and wait for another motion.

Ms. Minnis moved to appoint Dorothy Davis to the unexpired term of office and there not being a second the motion died for lack of a second.

On MOTION by Mr. Pincket seconded by Ms. Beaugrand with all in favor Del Dosch was appointed to fill the unexpired term of office.

Ms. Beaugrand stated we really do appreciate everybody. This was not easy for us as you know and I do hope that you will continue to attend and be involved and there are going to be great opportunities and there are two seats up for election and the qualifying period is in June, later on this month. That is definitely an option. We appreciate it and it was not easy.

Ms. Minnis stated in clarification to Maryann's point in a previous meeting it was announced that he wasn't running.

Ms. Beaugrand stated true, he changed his mind.

B. Oath of Office for Newly Appointed Supervisor

Mr. Oliver being a notary public of the State of Florida administered the oath of office to Mr. Dosch.

Mr. Oliver stated you are now a public official and are subject to the Sunshine Laws which means any communications that you have with any other supervisors regarding district business or what may become district business should only be discussed in a publicly noticed meeting. That includes emails, phone calls or other conversations. Be careful with emails, sometimes you will receive an email from staff and we will remind supervisors please do not reply to all so that you don't inadvertently communicate with other members. You will get quite a few documents during your duties as supervisor. All of the official documents are kept at the official records office which is here. You can keep your documents. We suggest that if you keep them, segregate them in case there is a records request so you won't have to pull from your personal records. Within the notebook there is a Form 1 statement of financial disclosure and you will need to provide that to the supervisor of elections office within 30 days. In addition there is a W-4 form and I-9 form which you should complete and get that back to me either tonight or you can email that to me in my office.

Mr. Johnson stated as you begin your service if you find that you need some of the documents that have been provided to the board in the past we can provide those and as your staff we are always available if you have questions you can contact us. Supervisors sometimes do before attending a function or other things and if you have any questions about the public records law or the sunshine law we will be happy to address them now or later.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the May 27, 2008 Meeting

Ms. Beaugrand stated the next item on the agenda would be the review and approval of the minutes. Are there any corrections or deletions? I had two. On page 6 at the very bottom the word “sidewalk” should be “site work.” On page 10 at the very top the first paragraph the third line in the middle “rest” should be “reset.”

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the minutes of the May 27, 2008 meeting were approved as amended.

FOURTH ORDER OF BUSINESS

Acceptance of the Audit Committee Minutes of May 27, 2008

Ms. Beaugrand stated the next item is the acceptance of the audit committee minutes of May 22, 2008. Are there any corrections to those minutes?

There not being any,

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the May 27, 2008 audit committee minutes were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2008-06 Approving Proposed Budget for Fiscal Year 2008/2009 and Setting a Public Hearing to Adopt the Budget

Ms. Beaugrand stated the next item would be the consideration of Resolution 2008-06 approving the proposed budget for fiscal year 2008/2009 and setting the public hearing to adopt the budget.

Mr. Oliver stated for the sake of the audience as well as the board I will go through the budget process briefly. The budget process starts with approval of the proposed budget. Once

the budget is discussed and approved that starts a 60 day clock before we can have a public hearing at which we will have comment from the public and then adopt the budget. Once the budget is adopted it is put in the form of assessment rolls, they are certified and provided to the St. Johns County tax collector so that they can appear on your tax bill that is sent out November 1. That is the process we are working with. This is a very large district and a major undertaking with the new recreation facility. I want to first thank Stacie and Shelly and the entire staff for all the detailed work they have put in to determine the revenue projections and costs involved.

This proposed budget is is hot off the press and we realize there will be additional changes as we go through the budget process. What you have before you is the proposed budget.

Ms. Beaugrand stated let me clarify one thing. This is the preliminary discussion, we will discuss it in much greater detail next month. It is a two or three month process to go through so basically the whole point today is to set the public hearing. Jim will go through any major issues or changes or modifications that have been made and then it is up to us to make sure that we go through this budget with a fine tooth comb over the next month then we will go into much greater detail at our July meeting as to the specifics of the budget especially as it pertains to the opening of the recreation center which will occur this fall sometime.

Mr. Oliver stated these numbers are subject to change and most likely will change especially as it pertains to the recreation center and the exact timing of that.

On page 1 there is essentially no change to the administrative budget, the assessments remain level and if you look at the table at the bottom of that page you will see assessments for the budget have remained level since fiscal year 2005.

The next page we have an exhibit and is to show the board as they consider the budget going forward that there is a certain amount of funds that we keep on hand for operating during the first quarter before the assessments come in. The first assessments are received at the end of November based on the November 1st tax bill. We have to have funds in hand for that and also for any district this age we have some reserves.

Page 6 is the recreation budget. When we bring the budget to you next month we will have it on more pages and we will probably do that in landscape. As you can see there are quite a few revenue sources because of the new recreation facility. A lot of work went into these projections and the associated costs on the opposite page that are broken down specifically for each activity. Staff did a lot of work in doing detailed projections for each particular activity.

Mr. Johnson stated you start the process tonight, set a public hearing presumably for the August board meeting. To the extent that your budget were to increase and it looks like we may have to deal with some increases in assessments your drop dead time to deal with that and come to terms with that is at your July meeting so that we can make the deadline for getting out the notice. It is not something you have to deal with tonight but at your July meeting you will want to agenda a full discussion to make sure at that point we have a not to exceed number and then at your budget hearing you can always go down you just can't go up from where you stopped at July.

Ms. Beaugrand asked is the August meeting the assessment hearing as well as the budget so we will have enough notice period?

Mr. Johnson responded yes and it is a 30 day notice and we have time for that.

Mr. Oliver stated we have contacted Fruit Cove Middle School and reserved meeting space for a 6:00 p.m. start on August 12, 2008.

Ms. Minnis asked who worked on this budget on the staff if I were to have a question between now and the next meeting?

Ms. Beaugrand responded Stacie. At Fruit Cove we need to make sure we don't have the issue we had last year with the PA system.

Mr. Oliver stated if we have to bring our own PA system we will do that.

Ms. Beaugrand stated that is the only thing that concerns me.

Mr. Oliver stated I will find out if they have had any improvements to that system and if not we will rent a system.

<p>On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor Resolution 2008-06 approving the proposed budget and setting the public hearing for August 12, 2008 at 6:00 p.m. at the Fruit Cove Middle School was approved.</p>

Ms. Beaugrand stated this budget unlike all of our last budgets is remarkably different both on the revenue and expenditure side. It is not going to be as easy for us to go through it. Last year we spent a lot of time on the budget as well because we weren't sure exactly when the recreation center was going to open so we had to make a lot of assumptions. We are going to have to make a lot of assumptions again this year so I really implore you to take a lot of time and

go through this budget, don't wait for the day before the meeting. If you have questions call Stacie or Jim because this one is a make or break budget right there.

Ms. Minnis asked can we get this emailed so we can print it in a readable format?

Ms. Beaugrand stated you got it emailed to you today.

Mr. Oliver stated we will also reformat it.

SIXTH ORDER OF BUSINESS

Approval of Pay Request No. 241 Payable to Basham & Lucas in the Amount of \$27,175.00

Ms. Beaugrand stated the next item on the agenda would be pay request 241 to Basham & Lucas for \$27,175. This pay request is for shop drawing review, construction administration as well as work done on the sidewalk construction documents along Durbin Creek Boulevard.

Mr. Pincket stated we have a contract number here of \$48,600 total. I don't recall did we have discussion?

Ms. Beaugrand responded we did and it may have been in a meeting that you may not have been at. We discussed with the county to go ahead and do the engineering for the sidewalk so we could potentially get the county to help us with the funding of the sidewalk in the future.

Mr. Pincket stated I remember several discussions like that but did we actually discuss that Basham & Lucas' fee would be this number?

Ms. Beaugrand responded it is actually a fee from Connolly & Wicker which is a subcontractor to Basham & Lucas, yes we did and that is for the sidewalk going in both directions.

Mr. Pincket asked and this is just for the design?

Mr. Lucas responded the design and construction drawings so that we can have the contractor bid it. That way you have a hard number and we can go to the county and ask are you willing to chip in or this is our good faith effort.

Mr. Pincket stated I remember all the discussion I just don't remember the number.

Ms. Minnis stated mine is just a general question based on I knew we were doing this there is the sidewalk to nowhere exists. This goes beyond those two points. I thought when we approved this it would be a total thing and that wasn't going to be done until this was done.

Ms. Beaugrand stated we have no choice for that, that is part of the requirements.

Ms. Minnis stated I knew we had no choice, I just thought for some reason and when I drove by it was there.

Mr. Lucas stated it is there.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor pay request 241 was approved.

Ms. Beaugrand stated before you is pay request 234 which is to Dicky Smith & Co. for the construction draw in the amount of \$588,717.

Mr. Lucas stated since the last meeting two weeks ago they have been concentrating on getting the site finished getting it prepared for paving which they plan on doing in July. We still have a few items that need to be set by crane so they are going to wait until after these items are set. All the big palm trees have been set so they are looking real good but we still have to set the slide tower so they are waiting until after these items are set by crane to do their final paving. They started on the backside the pool deck area and should have started laying pavers so the deck is going to start taking shape. I don't know if anyone has had a chance to look at the pictures or have been out there but it looks good. The palm trees at the front of the building are different sizes, one is four foot taller than the other and that will be corrected. They will be the same height. As far as the inside of the building they have started the dry wall and are making progress on that and as soon as they get all the drywall done that is when all the finishes will start taking shape.

Ms. Beaugrand asked did you find out about the timing of the C.O.?

Mr. Lucas responded we have had conversation when Stacie was out there with the fire marshal and she gave me a number to call in the building department who passed me on to someone else who passed me on to someone else and Stuart Maxwell with Dicky Smith and I have been investigating. Basically the county has to sign off on their site and it is critical to go ahead and that sign off doesn't start until we have the parking lot paved. As soon as we get the parking lot paved Dicky Smith will submit as-builts they go back and forth with the county and basically it is a sign off of the site. Our schedule is hoping to allow you to get in to be able to give tennis lessons sometime in September and be able to access your skate park. It is basically a process of going back and forth between the county and the engineer getting approval of as-

builds and other records. Hopefully we are on schedule to have it. Dicky Smith's construction schedule I think is October 15 but we are shooting to beat that. The critical path will be getting the parking lot paved so we can start that process and that is scheduled for the middle of July.

Ms. Beaugrand stated for the benefit of the audience this puts us at 69% completion with this draw.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor pay request 234 for Dicky Smith was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Recreation Complex

Mr. Lucas stated I want to present to you formal change order no. 8 which you approved the PCOs for. Change order no. 8 is for a total of \$29,368 that includes PCO no. 21R which was the slat wall addition in the manager's office, it includes PCO no. 29 which was additional pavers under the slide tower, it included PCO no. 30 for the attic ladder to the mechanical space on the roof, PCO no. 31 which was the water heater modification which we got a credit for the one we originally specified but then charged for two larger ones to accommodate your heating and hot water for showers in the morning, PCO 32R which we had some miscellaneous electrical revisions and PCO 33 was the Durbin Creek sidewalk modification for a total of \$29,368.

Ms. Beaugrand stated we talked about all of these last month and they are evidenced in the minutes.

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor change order no. 8 in the amount of \$29,368 was approved.

Mr. Lucas stated I have two new proposed PCOs. PCO no. 34 is to furnish and install the push button signs for the crosswalk. This is based on a meeting with the county to provide two solar powered push button signs one on each side of the road and also part of it is more of a high emphasis striping across Durbin Creek and is for a total of \$14,122.

Mr. Pincket asked you say push button, what will the button do?

Mr. Lucas responded it is solar powered so you should have the drawing and when you push it you will have a light flashing to bring your attention to it as you approach the crosswalk that someone is crossing.

Ms. Beaugrand stated when we met with Jay Stevenson and Cyndi Stevenson and the recreation guy one of the things that Joe Stevenson was concerned about is that a lot of times places will put a light that is flashing 24/7 and that becomes something you don't see anymore because you always see it so you don't remember it is there. He was concerned that if we did something that we did something that the drivers are going to notice when it is flashing because it is not something they see every time they go past especially for people who go there on a daily basis to access their homes. By putting this kind of thing up there it doesn't activate unless there is someone at that crosswalk to go across to the entrance to the recreation center.

Ms. Minnis asked and they have to physically push the button to cause the flash?

Ms. Beaugrand responded yes.

Mr. Lucas stated there will be one on both sides of the street.

Ms. Beaugrand stated if in the event we are not able to get sidewalks on the south side of Durbin Creek Boulevard at the very least we have as an organization provided a safe way to cross the street for the residents to get to the facility. Remembering that the sidewalks both ways are going to be very expensive, I think it was half a million dollars in total. We don't know how much money the county is actually going to have in the budget to be able to contribute. At the very least we would have this on both sides of Durbin Creek Boulevard where you see the sidewalk is already there showing where it would come across to access the site.

Mr. Lucas stated the striping on the roadway is a little more noticeable too as opposed to the normal striping that you see at crosswalks.

Ms. Beaugrand stated it is like what they put in front of Julington Creek Elementary School, it is the bright yellow with the bumps.

Mr. Lucas stated as you approach it they are supposed to be more noticeable as opposed to the typical ones that aren't as noticeable.

Mr. Pincket asked when you push the button on one of these is it going to flash the lights on both/

Mr. Lucas responded I would think so. I don't think these are tied together. These are independent solar powered things.

Ms. Beaugrand stated that defeats the purpose because you are not flashing for the opposite traffic. It has to be both directions. I would imagine there has to be some conduit. You can call Hank at St. Johns County with any questions. They need to be linked.

Mr. Pincket stated if they are not we need to make sure they are.

Ms. Minnis stated if they are not linked the other concern is you are approaching the pool and the person is walking this way and they push the button and if there is a light on both sides and it is flashing that is great if you are in this lane. But if the person is approaching from this side and you are in this lane this one might be flashing and you are looking at this light over here. That is why I agree they have to be linked. Do they flash on both sides?

Mr. Lucas responded I would think they have to flash on both sides.

Ms. Minnis stated both sides and linked is what we need.

Ms. Beaugrand stated they don't always flash on both sides. If you go to a school they don't always flash on both sides, sometimes they have them set.

Mr. Pincket stated I agree I think it is a good idea if they did flash on both sides because it is on a curve and it is easier to see the two lights than the one.

Ms. Beaugrand asked from a timing standpoint is it critical for this to be approved tonight?

Mr. Lucas responded two to four weeks.

Ms. Beaugrand stated we could table this one and ask about whether they are linked and whether they flash on both sides. If you push one both need to flash and lights on both sides of each device. You can bring this back next months.

Mr. Lucas stated I will do that. PCO no. 35 is my drawings were not clear, my intention was to have a ceiling in the stairway so instead of having exposed structural framework I wanted a drywall ceiling in the stairway. That is what this PCO is for to provide a drywall ceiling under the landing.

Mr. Pincket asked will there be lights at the landings?

Mr. Lucas responded yes. There are lights on all landings in the walls going up the stairway.

Ms. Beaugrand asked so this is just missing from the construction drawings?

Mr. Lucas responded it wasn't clear. There wasn't a detail cut through the stairs showing what I wanted.

Ms. Minnis stated that is like going to a car dealer and the bumper is optional. That happened to us. That is what I mean when we are talking about how many of these nickel and dimes, are there any more?

Ms. Beaugrand responded there will be. I think Basham & Lucas should cover this one, don't you?

Mr. Lucas stated we have an \$860,000 contingency and we have maybe used \$100,000 of it. That one I will take the blame for.

Ms. Beaugrand it is less than \$1,000.

Ms. Minnis asked what are we getting?

Mr. Lucas responded you get a drywall ceiling instead of exposed structural steel ceiling. This is an interior stairwell. It is not a very decorative stairwell anyway, it is metal stairs.

Ms. Minnis asked where is it?

Mr. Lucas responded it is on the left hand side of the building.

On MOTION by Ms. Minnis seconded by Ms. Spears with all in favor PCO #35 was approved.
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EIGHTH ORDER OF BUSINESS

Discussion of Preliminary Opinion of Costs

Ms. Beaugrand asked does this preliminary cost go in your report or the recreation center?

Ms. Hernandez stated it is just an update.

Ms. Beaugrand asked do you still feel good that we are on budget or come in under budget?

Ms. Hernandez responded that is my plan.

Mr. Pincket stated if at any time you think they are going to run over budget I presume you will let us know.

Ms. Hernandez responded yes.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Johnson stated just a couple of informational items. As you may recall we had some discussion a long time ago about the completion of the construction process. Right now it sounds like we are on target where somewhere in mid October. Once you are done with that effort I just wanted to remind you of those discussions. When the construction project is

complete and that doesn't mean just the recreation center but the park and everything you plan to use those bond funds for at the end of the day there is a statutory process that we have to go through in which you take any excess money from that construction account and in the reserve funds and close them out and they serve as a credit back against the property reducing the overall debt assessment under the methodology pro rata against all the properties in the district. That is not something you can do until you are truly done and that is probably an end of calendar year kind of item which means it will take place in fiscal year 2008/2009 so it will show up in your budget next year. It may be useful to you for planning purposes to have Jim and Mike just monitor on a monthly basis where you are relative to the overall budget because you can begin to have at least a ballpark figure of where you think that reduction is going to be because I think what you will find is that when you conclude your budget process this August you will be adopting an operating and maintenance budget at this level, the debt will still be at the level where it was set so we will have a certain picture this year but the next year and all the other years going forward you will have a reduction and you may want to know what that looks like at least for ballpark when you go into the hearing.

Ms. Beaugrand stated that is a good idea and the other thing is and we talked a little bit about this last month Stacie was thinking about what kind of major capital maintenance we need to do on this pool facility here while we still have those funds available to do so it is the opportune time to do that or at least consider doing that and trying to figure out where those numbers are as well.

Mr. Johnson stated secondly we talked at earlier meetings about the Taxation Budget Reform Commission efforts and some of the legislative proposals which would have restricted the ability of local governments to raise revenues and primarily in cities and counties. There are some swirling petition initiatives that may come ultimately on the ballot. We met with and worked with a couple of those groups. The targets are not special districts like you and we are hoping to ensure that whatever language goes forward leaves us out of the mix understanding that there have been some proposals for example that would say you are restricted in setting your budget at the level where you were in 2006, well that would be very detrimental to us in terms of operating the new facility that didn't exist. Just to make you aware of it to the extent that something materializes we will certainly let you know.

I did check back again today with the attorney for D.R. Horton who said that internally in their CFO's office they were checking on the status of the payment. I still have not heard anything so I just wanted to let you know we are following up and have not received the payment required under the agreement with D.R. Horton.

Mr. Oliver stated I request that we make that an agenda item for the next meeting so we can bring that back to the attorney for D.R. Horton to let them know.

Ms. Beaugrand stated we talked about this last month on a contractual basis how long they had to remit that payment once we gave them notice and proper documentation that we have met all the contractual requirements.

Mr. Johnson responded the agreement specified payment by a certain threshold, certain triggers in progress. We have met those triggers, we have notified them of that so it doesn't say it had to be due within 7 days or 10 days it just says it is due. We have given them the notice that the trigger has been met the payment is due. Right now it is \$350,000.

Ms. Minnis asked did they sign the contract stating that?

Mr. Johnson responded yes it was all in the agreement.

Ms. Minnis stated I'm just wondering if they made that agreement when they had control of so many pieces of property and then we got delayed with the land purchase.

Ms. Beaugrand stated I actually had a conversation with Bob Porter after we gave them the initial notice in the last 60 days and he didn't indicate that there was an issue. The request just had to go back to the home office.

Mr. Johnson stated I suspect these days getting checks cut from national builders to be a little harder than it used to be but I have been given no indication that they will not pay but they have not yet.

Mr. Pincket asked when did we give them formal notice?

Ms. Beaugrand responded it was right after the two months ago meeting.

Mr. Johnson stated I would say it was around May 1. It came up at your April meeting the May meeting was delayed so sometime in the first two weeks of May.

Mr. Oliver stated their attorney acknowledged receipt of that notice and that he was passing it on to D.R. Horton.

Mr. Johnson stated and that is who I talked to again today.

B. Engineer

Mr. Maggiore stated I will prepare the yearly engineer's report for your existing facilities and present that to you at your July meeting.

Ms. Beaugrand asked what about the progress getting started here?

Mr. Maggiore responded we have been coordinating with Dicky, we reviewed some shop drawings.

C. Recreation Facility Manager

Ms. Hernandez stated I have an update on the signage. I received all the packages and after careful review we would like to go with River City Advertising in Jacksonville. The cost for the signage at the new recreation center was \$42,619. Consideration was given to past job performance, attention to detail and cost. We did receive sign packages from Southern Woods for \$40,650, Buchanon for \$85,132 and System 21 for \$65,929.

Ms. Beaugrand asked Mike have you worked with them in the past?

Mr. Lucas responded Carol in my office handles all the signage and she has worked with them.

Ms. Minnis asked on multiple or just one?

Mr. Lucas responded on several.

Ms. Beaugrand stated our budget that was in the original budget was at \$25,000.

Ms. Hernandez stated I believe it was at \$20,000.

Ms. Beaugrand stated this is outside of Dicky Smith's contract. We have to approve the acceptance of that bid.

Mr. Johnson stated that is your official approval and then it would get documented by way of a change order back into Dicky's contract.

Ms. Beaugrand stated it is not in Dicky's contract it is outside his contract.

Mr. Johnson stated then you make that award and we will separately pay for it and there is nothing else you need to do.

Ms. Beaugrand stated then you track it under the overall big budget then.

Mr. Pincket asked Stacie why do you think the one was so much higher, the \$85,000?

Ms. Hernandez stated Carol looked at that and we looked at the materials and it was the same as everybody else's. There were a few that didn't make sense. One of the wading pool

signs was priced as high as the skate park sign and that was obviously a mistake. They had to come back and readjusted that. Whether or not there were other errors on their part I do not know.

Ms. Beaugrand asked did they have different profit percentages built in or were they all similar?

Ms. Hernandez responded they were all similar.

Mr. Pincket asked the specifications were clear as to materials?

Ms. Hernandez responded yes. Carol has worked with River City on several projects and she has been very happy with them.

On MOTION by Mr. Pincket seconded by Ms. Spears with all in favor the bid for signage was from River City Advertising of Jacksonville in the amount of \$42,619.15 was approved.
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Ms. McVeigh stated I want to tell everyone about the summer spectacular raffle. It is a great opportunity for us to do something fun. It really wasn't about making money but rather wanted to give them some opportunity to win swim pool stuff. As of now the raffle is \$5 for everything with the beach chair, sunscreen, goggles. We made enough money to pay for everything and a \$10 profit.

Ms. Beaugrand asked who was the raffle being marketed to?

Ms. McVeigh responded the members. It was at the pool.

Ms. Beaugrand asked what is the status of the RFP for the landscape?

Mr. Hill responded we are in the process of making copies of the maps and we will have it put together in the next two weeks.

Ms. Beaugrand stated so we will have the criteria at the next board meeting. Will you put that on the agenda?

D. Manager

There not being any, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Ms. Minnis asked who is Ken Artin?

Mr. Johnson responded Ken Artin is Prager Sealy's counsel. He was the disclosure counsel on the bond transaction. I think we have been copying him at his request because they have continuing disclosure obligations relative to our bond issue.

Ms. Minnis asked is he still with them?

Mr. Johnson responded he is with the law firm Bryant Miller & Olive but he is their counsel.

Ms. Minnis stated I understood why some of these people are on here and that name didn't look familiar.

ELEVENTH ORDER OF BUSINESS Audience Comments

Mr. Stuart stated for each grounds committee meeting you are gracious enough to let us use your building but I have to come down and pick up a key each time. Now we have a trusted member of the POA on the board, can he have a key and that will save me a trip each month?

Ms. Beaugrand stated I don't have a key.

Mr. Stuart stated I don't either until I come down and pick it up.

Ms. Beaugrand stated I think we want to control the keys. I think we need to do the same procedure for everyone who uses it.

Mr. Stuart stated the other thing I wanted to bring up is the sidewalk leading to the proposed crosswalk at the new facility is in place.

Ms. Beaugrand stated it is kind of at an awkward angle. If you are coming from the east it is fine but if you are coming from the west especially if you are on a bicycle it is an awkward angle. Mike, you might want to mention it to them. They need to fix that for the little kids so they don't crash.

Ms. Behrmann asked does anyone know what they are doing along Davis Pond?

Ms. Beaugrand responded it is the county the elevation of the grass is too high and should be below the pavement grade and that is one of the reasons it floods so they are fixing the whole gradation where the grass is so they negate the flooding.

Ms. Behrmann asked will they take care of anything they break with the landscaping?

Ms. Beaugrand responded presumably.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet as of April 30, 2008 and Statement of Revenues and Expenditures for the Period Ending April 30, 2008

B. Treasury Report – April 30, 2008

C. Assessment Receipts Report

D. Check Register Summary

1. General Fund 5/1/08 – 5/28/08

Ms. Beaugrand asked are there any questions on the check register for the general fund?

There not being any,

On MOTION by Ms. Minnis seconded by Mr. Pincket with all in favor the general fund check register was approved.

2. Recreation Fund 5/1/08 – 5/28/08

Ms. Beaugrand stated next is the check register for the recreation fund. The two big items on this were the expenditures we approved last month as deposits for furniture.

Mr. Pincket stated there was a reimbursement.

Ms. Beaugrand asked what was the reimbursement on the tax bill? It was a transfer of the bill on this building. It was paid for by the general fund and it needed to be paid for by the recreation fund. Shouldn't that be pro rata between the general fund and recreation fund because this building is used for operational purposes as well as recreational purposes?

Mr. Oliver responded we can do that.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor the recreation fund check register was approved.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – July 8, 2008 at
6:00 p.m. @ Community Development
District Administrative Offices**

Ms. Beaugrand stated we need to set the continuation of this hearing in case we need to meet for construction purposes.

On MOTION by Mr. Pincket seconded by Ms. Minnis with all in favor the meeting was continued to June 24, 2008 at 6:00 p.m. in the CDD offices.

Secretary Assistant Secretary

Chairperson/Vice Chairperson